

GREENE

170 Debbie Dr., Athens, NY 12015

\$475,000

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Multiple offer situation, Highest and Best due by Wednesday, 4/13 @ 12:00pm This beautiful cape the current owner affectionally calls Rose & Reed's Retreat offers the perfect escape from the everyday. This 3-bedroom, 2-bathroom property is located on a corner lot in the sought after Sleep Hollow Lake community and features a large living room with natural light, a huge master bedroom, an oversized deck with a private hot tub, and a fire pit. The community provides two swimming pools, a lakefront swimming beach, tennis courts, pickleball courts, playgrounds, basketball courts, volleyball courts, and a community that hosts events throughout the year. The current owner uses it as a 2nd home and as an Airbnb that averaged \$88,000 in revenue per year in the last 2 years. Move here permanently, as a vacation home or as a revenue generator, you will not be disappointed.

MLS ID: 20240321 **Listing Category:** Residential

Status Category: Active Area, sq ft: 1560 sq ft

Zone: R2 Acreage: 0.28

Year built: 2007 Age: 11-20 **Bedrooms:** Three Full Baths: Two

Living Room Level: 1**Dining Room Level:** 1 Kitchen Level: 1 Family Room Level: 1

Bedroom 1 Level: 1 **Bedroom 2 Level:** 1 Bedroom 3 Level: 2 SqFt 1st: 1560

Amenities: Club House, Common Pool, Hot Tub, Rec Room, Status: 2

Tennis Court, Park, Playground

Date added: Added 1 year ago

INTERIOR FEATURES

Appliances: Range, Refrigerator Flooring: Hardwood

Additional Interior Features: Insulated Doors, Insulated

Windows, 9 Ft. Ceilings

UTILITIES

Water: Community Sewer: Community

Utility Level: 1

EXTERIOR FEATURES

Driveway: Blacktop

Style: Cape

Roof: Asph Shingle

Additional Exterior Features: Hot Tub

Lot: 6

LOCATION DETAILS

Area/Town: Greene

County: Greene County

LISTED BY

Office Name: Four Seasons Sotheby's Int.

Agent Last Name: Schupp

Style: Cape **Siding:** Vinyl

Water Features: Water Access

Lot Dimensions: .28

School District: Coxsackie - Athens Central Schoo

Directions: I-87 North To Exit 21, Left Onto Main St, Merge Onto 23 East, Left Onto Spring St, Left Onto Sleepy Hollow Rd, Right Onto Debbie Drive. House Is On The Corner Of Debbie

Drive And Sleepy Hollow Rd.

Agent First Name: Erica



Contact us

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